

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 3

DATE

DEC 18 2012

LEASE NO. GS-09B-02450

ADDRESS OF PREMISES: 2200 Main Street, Wailuku, HI 96793-1643

THIS AGREEMENT, made and entered into this date by and between MAUI OFFICE, LLC

whose address is: 2200 Main Street, Ste 545, Wailuku, HI 96793-1640

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to authorize and incorporate Change Orders (C/Os), inclusive of all fees, for Tenant Improvements (TIs) which exceed the tenant improvement allowance; and provide for Lump Sum Payment of these additional tenant improvement costs which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 19 and 20 are hereby replaced in their entirety by:

19. The original total cost for Tenant Improvements of \$235,893.00 has been increased to \$256,051.78 and exceeds the tenant improvement allowance of \$140,897.22, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$115,154.56. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.10F of the Solicitation for Offers, incorporated and made a part of the Lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a final lump sum payment in the amount of \$20,158.78 (Paid original NTP Overage of \$94,995.78 via PS0022217 on 4/05/12) pursuant to Paragraph 20, herein. The Lessor hereby waives restoration as a result of all improvements.

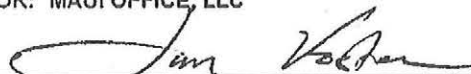
\$235,893.00	Original Notice to Proceed (NTP) Total TI
\$	C/O Carpet change to Interface brand
\$	C/O Lockset changes 1
\$	C/O Mail Room cabinets
\$	C/O View lights in doors 10"x10"
\$	C/O Fire Alarm pre-action panel for MDF Room
\$	C/O Lockset changes 2
\$	C/O Door seals/sweeps
\$	C/O Lockset changes 3
\$256,051.78	New Total TI (including C/Os)
<\$140,897.22>	TI Allowance
\$115,154.56	Total Tenant Improvement Overage
<\$ 94,995.78>	Original NTP TI Overage (Paid PS0022217 on 4/05/12)
\$ 20,158.78	Final C/O TI Overage

Attachments: Sheet No. 1

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

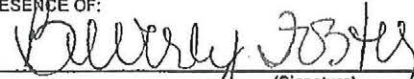
LESSOR: MAUI OFFICE, LLC

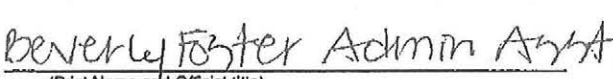
BY


(Signature)


(Print Name and Official title)

IN PRESENCE OF:


(Signature)


(Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY


(Signature)

Contracting Officer
(Official title)

20. Upon completion and acceptance of the referenced TI C/O's identified herein, the Lessor shall submit for the final Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed \$20,158.78 shall be submitted to:

Initials [Signature] & UB
Lessor Government